

Tentative Parcel Map Application 1st Parcel Map for Duane Steidley & Mary Ann Levie

Resubmitted to Washoe County

October 21, 2015

Prepared for
Duane Steidley et al
2205 J S Bar Ranch Road
Washoe Valley, NV 89704

Prepared by



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel: 775.823.4068
Reno, NV 89511 Fax: 775.823.4066

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Duane Steidley and Mary Ann Levie			
Project Description: A Parcel Map application to divide a 28.37 acre property into 3 parcels (of 2.80 acres and 2.72 acres) and a remainder parcel of 20.08 acres.			
Project Address: 2150 Rhodes Road			
Project Area (acres or square feet): 28.37 acres			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
017-390-15	28.37 acres		
Section(s)/Township/Range: NW 1/4 of Section 3, Township 17N, Range 20 East			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Duane Steidly et al		Name: Wood Rodgers, Inc.	
Address: 2205 J S Bar Ranch Road		Address: 5440 Reno Corporate Drive	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: (775) 823-5251	Fax: 823-4066
Email:		Email: mlindell@woodrodgers.com	
Cell: 775-771-9607	Other:	Cell: (775) 690-1047	Other:
Contact Person: Duane Steidley		Contact Person: Melissa Lindell, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Washoe Vineyards & Estates, LLC		Name: Wood Rodgers, Inc.	
Address: 3636 Mayberry Drive		Address: 5440 Reno Corporate Drive	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone: (775) 303-3789	Fax: 448-6200	Phone: (775) 828-5687	Fax: 823-4066
Email: ron@salmonpoint.net		Email: kalmeter@woodrodgers.com	
Cell:	Other:	Cell: (775) 690-0452	Other:
Contact Person: Ron Bath		Contact Person: Kevin Almeter, PLS	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: WASHOE VINEYARDS & ESTATES, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

DUANE STEIDLEY
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 017 - 390 - 15

Printed Name DUANE STEIDLEY

Signed Duane Steidley

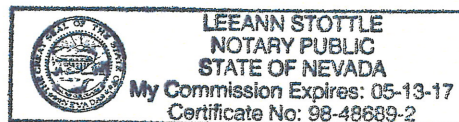
Address 2205 J-S BAR RANCH
WASHOE VALLEY NV.

Subscribed and sworn to before me this 26th day of June, 2015.

LeeAnn Stottle
Notary Public in and for said county and state

My commission expires: 05/13/17

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

The property is located at the southeast intersection of Rhodes Road and Chance Lane in the Steamboat Valley Rural Transition Mixed Use Character Management Area in the South Valleys Plan Area.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
017-390-15	ZONING: LDS (2.3 acres); MDR (11.40 acres), GR (14.6 acres)	28.37

2. Please describe the existing conditions, structures, and uses located at the site:

The site is undeveloped and is characterized by native vegetation and varied topography. Numerous informal dirt roads and disturbed areas exist on the property.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	20.08 acres	2.72 acres	2.80 acres	2.80 acres
Minimum Lot Width	596.01 feet	128.75 feet	201.84 feet	194.90 feet

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	NV Energy
c. Water Service	None

6. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #	TBD	acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Water rights to serve the newly created parcels will be dedicated to the appropriate entity as required.

9. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
-----------------------------------------	-----------------------------	---------------------------------------------------------

11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

NO

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

No

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

Yes No If yes, include a separate set of attachments and maps.

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

Yes No If yes, include a separate set of attachments and maps.

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

N/A

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

No, there are no trees located on the property.

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

26. How are you providing temporary irrigation to the disturbed area?

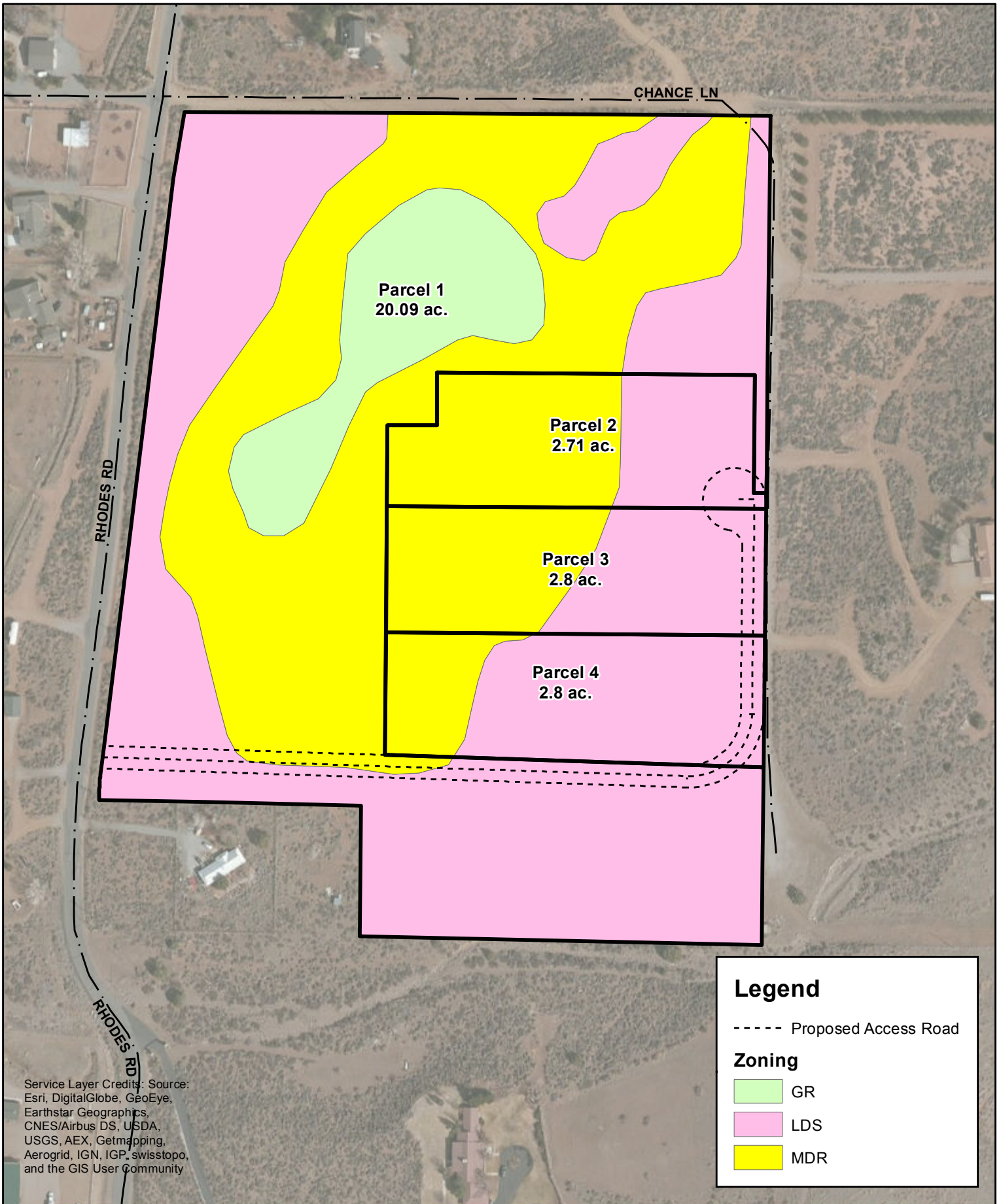
N/A

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

28. Surveyor:

Name	Kevin M. Almeter, PLS
Address	Wood Rodgers, 5440 Reno Corporate Drive Reno, NV 89511
Phone	(775) 828-5687
Cell	(775) 690-0452
E-mail	kalmeter@woodrogers.com
Fax	(775) 823-4066
Nevada PLS #	19052



Service Layer Credits: Source:
 Esri, DigitalGlobe, GeoEye,
 Earthstar Geographics,
 CNES/Airbus DS, USDA,
 USGS, AEX, Getmapping,
 AeroGrid, IGN, IGP, swisstopo,
 and the GIS User Community

Legend

----- Proposed Access Road

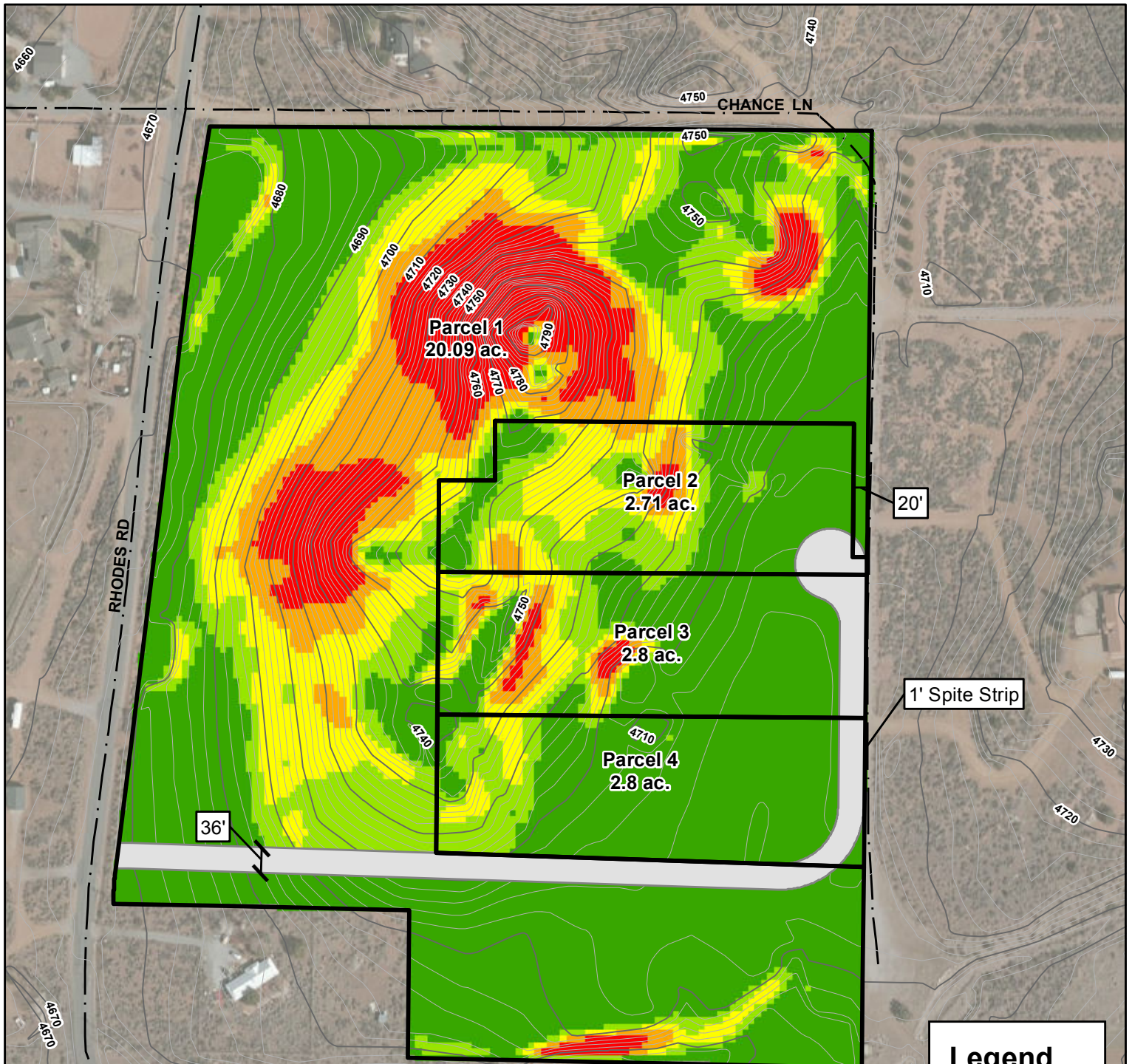
Zoning

- GR
- LDS
- MDR

0 100 200
 FEET

First Parcel Zoning
Duane Steidley and Mary Ann Levie
 Washoe County, NV
 October, 2015

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Slope (%)	Area (ac.)	% of Total
0-15	15.5	54.6
15.1-20	4.6	16.2
20.1-25	3.6	12.8
25.1-30	2.2	7.6
30+	2.5	8.8
TOTAL	28.4	100

Legend

Slope (%)

- 0-15
- 15.1-20
- 20.1-25
- 25.1-30
- 30+

Service Layer Credits: Source:
 Esri, DigitalGlobe, GeoEye,
 Earthstar Geographics,
 CNES/Airbus DS, USDA,
 USGS, AEX, Getmapping,
 Aerogrid, IGN, IGP, swisstopo,
 and the GIS User Community

0 100 200
 FEET

First Parcel Map Slope Map
Duane Steidley and Mary Ann Levie
 Washoe County, NV
 October, 2015

WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel: 775.823.4068
 Reno, NV 89511 Fax: 775.823.4066

OWNERS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE PRIVATE ACCESS, PRIVATE DRAINAGE, PUBLIC AND PRIVATE UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS FOREVER;

DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS

DUANE STEIDLEY _____ DATE _____

MARY ANN LEVIE _____ DATE _____

NOTARY'S CERTIFICATE:

STATE OF NEVADA }
 COUNTY OF WASHOE } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015,
 BY DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS.

NOTARY PUBLIC _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS; THAT ALL OWNERS OF RECORD OF THE LANDS HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSIGNMENTS, EXCEPT DEED OF TRUST DOCUMENT NO. 3616416, 3672690 & 4078190.

TICOR TITLE OF NEVADA, INC.

BY: _____ DATE _____

NAME / TITLE (PRINT) _____

SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT.

BENEFICIARIES BY DOCUMENT NO. _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 3616416)

WHITWORTH LAND COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY DOCUMENT NO. _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 3672690)

CFRSO, LLC, A NEVADA LIMITED LIABILITY COMPANY, BY DOCUMENT NO. _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 4078190)

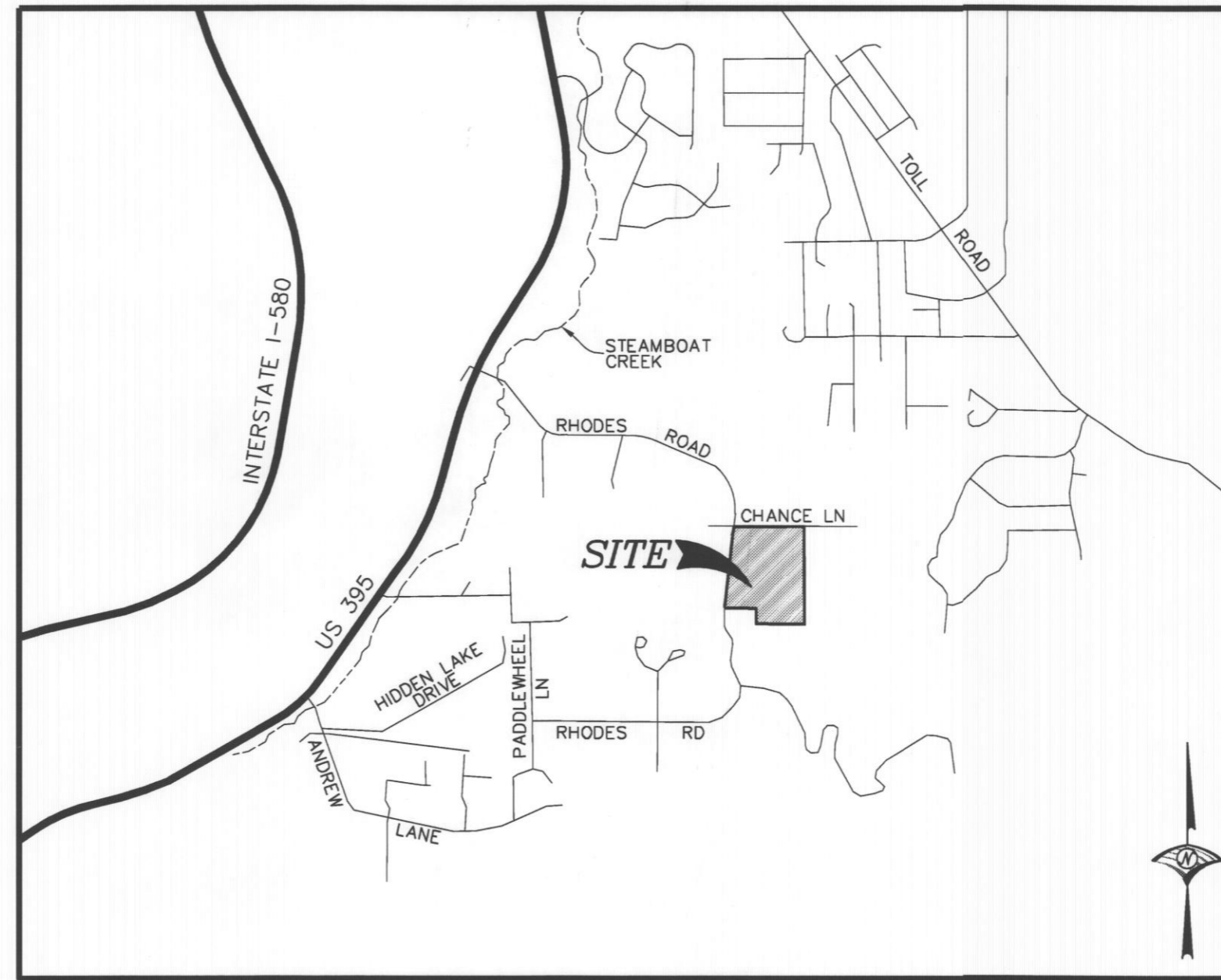
TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 017-390-15
 WASHOE COUNTY TREASURER

BY: _____ DATE _____

NAME / TITLE (PRINT) _____



VICINITY MAP
 NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY D.B.A. AS NV ENERGY _____ DATE _____

NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA _____ DATE _____

CHARTER COMMUNICATIONS _____ DATE _____

WATER RIGHTS DEDICATION CERTIFICATE:

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES HAVE BEEN SATISFIED.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. PM15-011 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH THE NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2015, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION _____ DATE _____

NOTES:

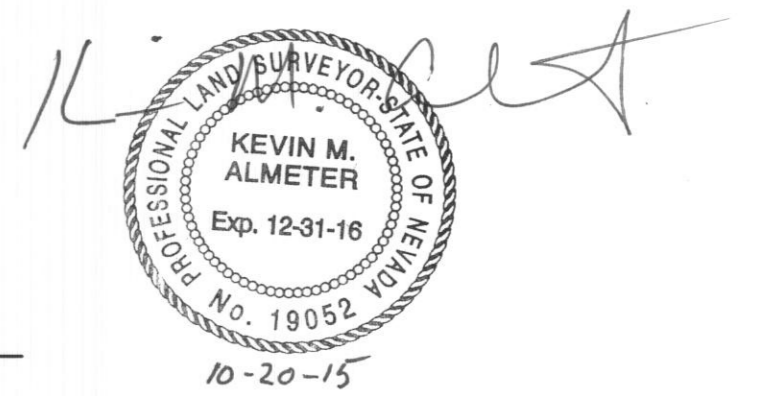
1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES, UNLESS OTHERWISE SHOWN.
3. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
4. A RECIPROCAL PRIVATE ACCESS EASEMENT IS HEREBY GRANTED FOR THE MUTUAL BENEFIT OF THE PARCELS AS SHOWN HEREON, AND FOR ANY FUTURE PARCELS CREATED WITHIN THE EXTERIOR BOUNDARY AS SHOWN HEREON.
5. THE SUBJECT PARCELS ARE LOCATED WITHIN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NO. 32031C3351G, DATED MARCH 16, 2009. THE FLOOD ZONE LIMITS AS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY AS OBTAINED FROM THE NATIONAL FLOOD HAZARD LAYER DATABASE PROVIDED BY FEMA.
6. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
7. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
8. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDED THE COUNTY OF WASHOE WITH A WILL SERVE LETTER.
9. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED UPON MAP RECORDATION. IF A PLANNED STRUCTURE WILL NOT FACE THE ADDRESS STREET, TYPICALLY ON CORNER LOTS, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. BUILDING SETBACKS SHALL BE A MINIMUM OF THIRTY (30) FEET IN THE FRONT AND REAR YARDS, AND FIFTEEN (15) FEET IN THE SIDE YARDS PER MEDIUM DENSITY RURAL (MDR) ZONING REQUIREMENTS, AS SHOWN IN ARTICLE 406 OF THE WASHOE COUNTY DEVELOPMENT CODE.

SURVEYOR'S CERTIFICATE:

I, KEVIN M. ALMETER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

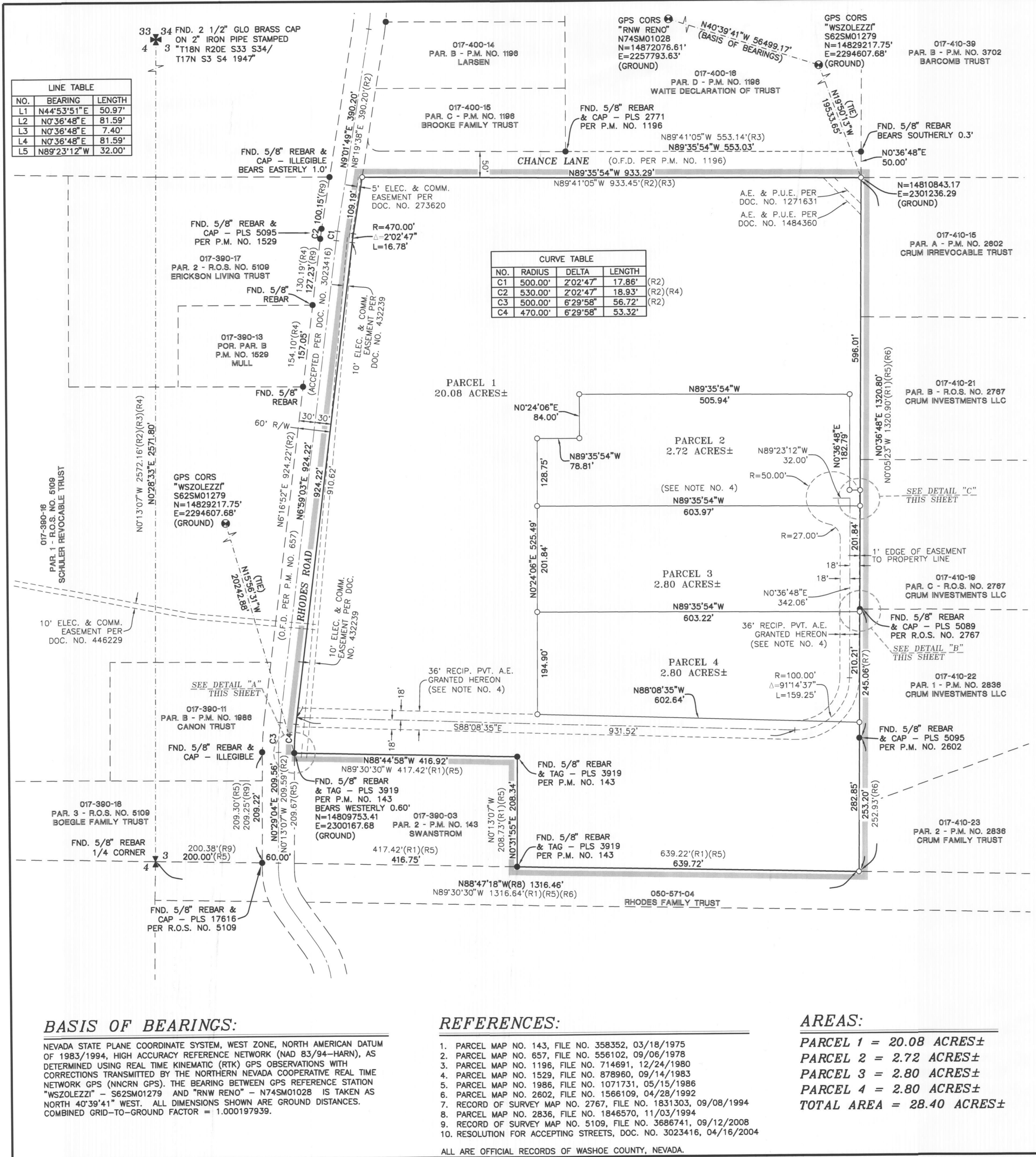
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DUANE STEIDLEY, A SINGLE MAN AND MARY ANN LEVIE, A SINGLE WOMAN, AS JOINT TENANTS.
2. THE LANDS SURVEYED LIES WITHIN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 20 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

KEVIN M. ALMETER, P.L.S.
 NEVADA CERTIFICATE NO. 19052



FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____ 201__ AT ____ MINUTES PAST ____ O'CLOCK, __M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.	<p align="center">PARCEL MAP FOR DUANE STEIDLEY & MARY ANN LEVIE A DIVISION OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 3234078 BEING A PORTION OF PARCEL A PER PARCEL MAP NO. 1986 SITUATE WITHIN A PORTION OF THE NW 1/4 OF SEC. 3 TOWNSHIP 17 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY NEVADA</p> <p align="right">JOB NO. 3288.001</p>
COUNTY RECORDER BY: DEPUTY FEE: _____	<p align="center">WOOD ROGERS DEVELOPING INNOVATIVE DESIGN SOLUTIONS 8440 Reno Corporate Drive Reno, NV 89511 Tel 775.823.4088 Fax 775.823.4086</p> <p align="right">SHEET 1 OF 2</p>

J:\Vobas\3288_KW_Commercial\Rhodes_Parcel_Map_0A\coordinates\mapinfo\Rhodes_Parcel_Map_1.dwg 10/20/2015 2:08 PM Don Blair/gis



LINE TABLE

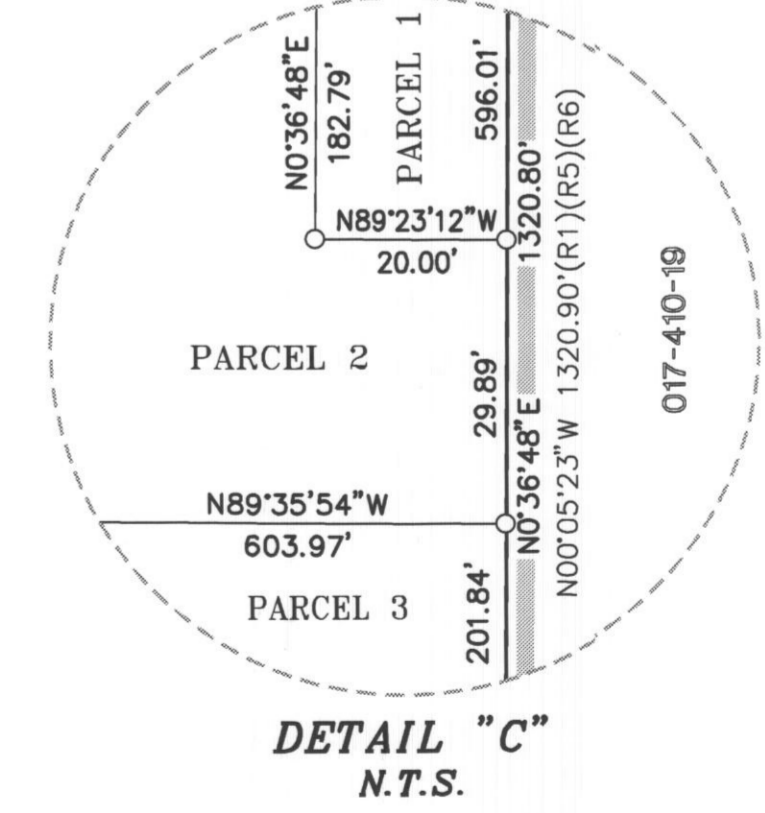
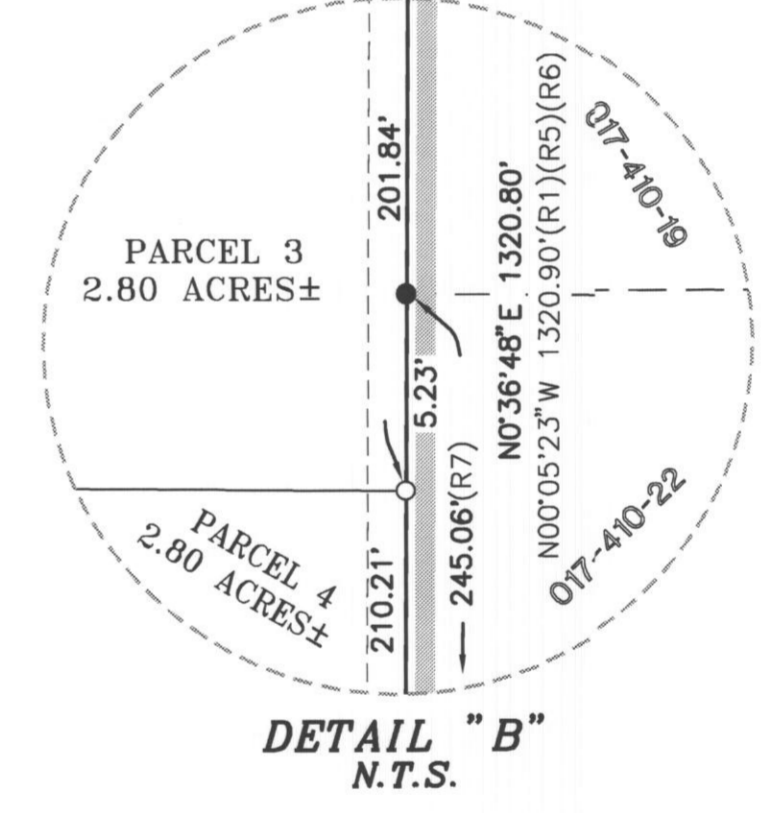
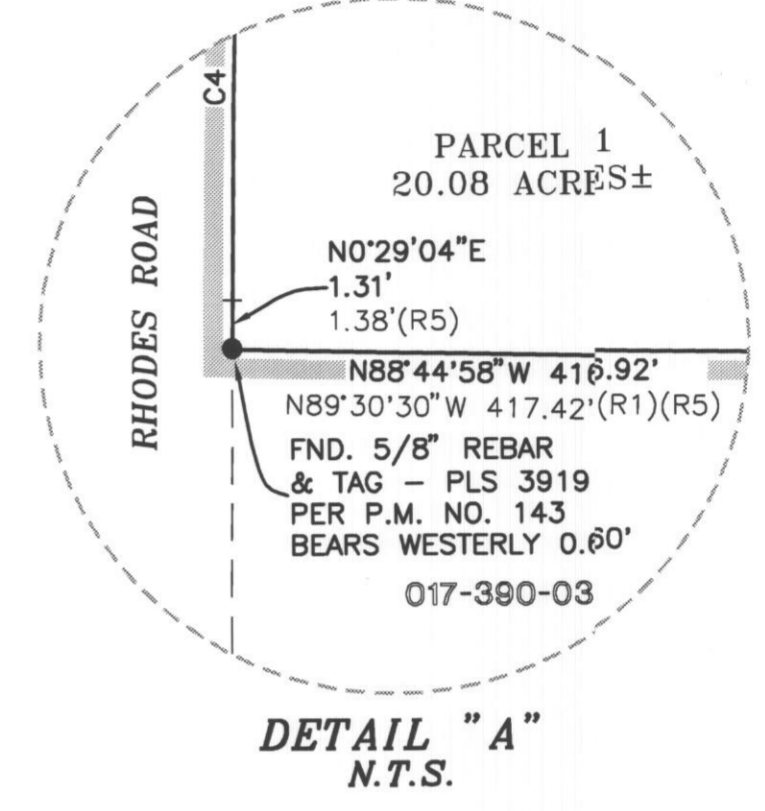
NO.	BEARING	LENGTH
L1	N44°53'51"E	50.97'
L2	N0°36'48"E	81.59'
L3	N0°36'48"E	7.40'
L4	N0°36'48"E	81.59'
L5	N89°23'12"W	32.00'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	500.00'	2°02'47"	17.86' (R2)
C2	530.00'	2°02'47"	18.93' (R2)(R4)
C3	500.00'	6°29'58"	56.72' (R2)
C4	470.00'	6°29'58"	53.32'

LEGEND:

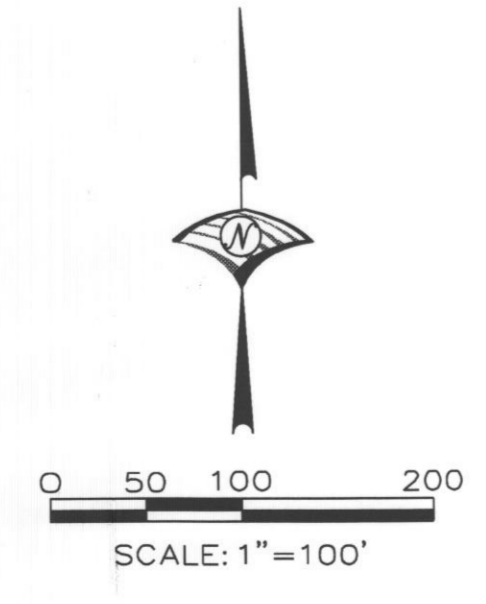
- FND. MONUMENT AS NOTED
- SET 5/8" REBAR & CAP OR NAIL & TAG - PLS 19052
- ⊕ DIMENSION POINT, NOTHING FND. OR SET
- ⊗ TYPICAL PLSS CORNER, AS NOTED
- ⊙ WASHOE COUNTY GPS REFERENCE STATION
- OFFERED FOR DEDICATION
- PUBLIC UTILITY EASEMENT
- RECIP. PVT. A.E.
- PROJECT BOUNDARY
- GRAPHIC BORDER
- PARCEL LINE
- ADJACENT PARCEL LINE
- EASEMENT AS NOTED
- CENTERLINE
- TIE



BASIS OF BEARINGS:
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994. HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "WSZOLEZZI" - S62SM01279 AND "RNW RENO" - N74SM01028 IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

- REFERENCES:**
1. PARCEL MAP NO. 143, FILE NO. 358352, 03/18/1975
 2. PARCEL MAP NO. 657, FILE NO. 556102, 09/06/1978
 3. PARCEL MAP NO. 1196, FILE NO. 714691, 12/24/1980
 4. PARCEL MAP NO. 1529, FILE NO. 878960, 09/14/1983
 5. PARCEL MAP NO. 1986, FILE NO. 1071731, 05/15/1986
 6. PARCEL MAP NO. 2602, FILE NO. 1566109, 04/28/1992
 7. RECORD OF SURVEY MAP NO. 2767, FILE NO. 1831303, 09/08/1994
 8. PARCEL MAP NO. 2836, FILE NO. 1846570, 11/03/1994
 9. RECORD OF SURVEY MAP NO. 5109, FILE NO. 3686741, 09/12/2008
 10. RESOLUTION FOR ACCEPTING STREETS, DOC. NO. 3023416, 04/16/2004
- ALL ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

AREAS:
PARCEL 1 = 20.08 ACRES±
PARCEL 2 = 2.72 ACRES±
PARCEL 3 = 2.80 ACRES±
PARCEL 4 = 2.80 ACRES±
TOTAL AREA = 28.40 ACRES±



PARCEL MAP FOR DUANE STEIDLEY & MARY ANN LEVIE
 A DIVISION OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 3234678 BEING A PORTION OF PARCEL A PER PARCEL MAP NO. 1986 SITUATE WITHIN A PORTION OF THE NW 1/4 OF SEC. 3 TOWNSHIP 17 NORTH, RANGE 20 EAST, M.D.M. WASHOE COUNTY, NEVADA
 JOB NO. 3288.001

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SHEET 2 OF 2

